

RESOLUTION NO. 2024- 553

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE EAST MANSON ROAD LOTS LOCATED OFF SOUTH MAIN STREET IN HASTINGS.**

**RECITALS**

**WHEREAS**, Colour Homes LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve East Manson Road Lots; and

**WHEREAS**, D. Armstrong Contracting, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at East Manson Road Lots, attached hereto as Exhibits “B” and “C”, incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “D”, incorporated by reference and made a part hereof.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.


Section 3. To the extent that there are typographical, scriveners or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 17<sup>th</sup> day of December, 2024.

Rendition Date DEC 17 2024

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By:   
Krista Joseph, Chair

**ATTEST:** Brandon J. Patty, Clerk of  
the Circuit Court & Comptroller

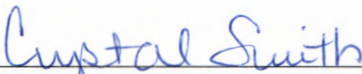
  
Deputy Clerk



Exhibit "A" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: E. MANSON LOTS  
COLOUR HOMES LLC, 450 SR13, 106-329, ST JOHNS, FL 32059  
Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 12<sup>th</sup> of AUGUST, 2024.

WITNESS:  
R Harney  
Witness Signature  
Russell Harney  
Witness Print Name

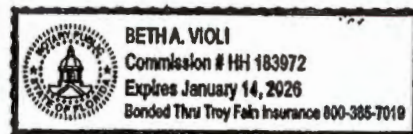
OWNER:  
[Signature]  
Owner Signature  
JASON STANCIL  
Owner Print Name

STATE OF FLORIDA  
COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 12<sup>th</sup> day of AUGUST, 2024, by JASON STANCIL as OWNER for COLOUR HOMES, LLC.

[Signature]  
Notary Public  
My Commission Expires: 1-14-26

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name: COLOUR HOMES - E MANSON LOTS (St Johns County, Florida)  
 Contractor: D ARMSTRONG CONTRACTING  
 Developer: COLOUR HOMES, LLC 450 SR 13, SAINT JOHNS, FL 32259

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE DR-9	LF	428	\$ 50.00	\$ 21,400.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" GATE VALVE	Ea	2	\$ 475.00	\$ 950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1"	Ea	3	\$ 400.00	\$ 1,200.00
Double Water Service w/Box & Cover	Ea	3	\$ 1,500.00	\$ 4,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 28,050.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	COLOUR HOMES - E MANSON LOTS (St Johns County, Florida)
Contractor:	D ARMSTRONG CONTRACTING
Developer:	COLOUR HOMES, LLC 450 SR 13, SAINT JOHNS, FL 32259

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
4" to 6" to 8" Wye Saddle	EA	6	\$ 3,200.00	\$ 19,200.00
4" PVC Schedule 40	EA	6	\$ 600.00	\$ 3,600.00
4" Clean-Out Assy w/Concrete Box	EA	12	\$ 1,200.00	\$ 14,400.00
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 37,200.00</b>

Exhibit "B" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT  
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$65,250

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

06/13/2024 to Colour Homes  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
E Manson Rd Lots - Non-DRC

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 8th day of August, 2024.

WITNESS:

Shannon H. Eggers  
Witness Signature  
Shannon H. Eggers  
Print Witness Name

CONTRACTOR:

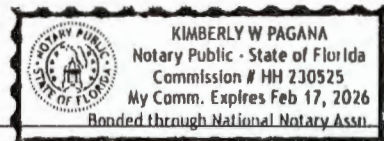
Dennis Armstrong  
Lienor's Signature  
Dennis Armstrong  
Print Lienor's Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of August, 2024, by Dennis Armstrong as Owner for D. Armstrong Contracting, LLC

Kimberly W. Pagana  
Notary Public  
My Commission Expires: 2/17/2026

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	COLOUR HOMES - E MANSON LOTS (St Johns County, Florida)			
Contractor:	D ARMSTRONG CONTRACTING			
Developer:	COLOUR HOMES, LLC 450 SR 13, SAINT JOHNS, FL 32259			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE DR-9	LF	428	\$ 50.00	\$ 21,400.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" GATE VALVE	Ea	2	\$ 475.00	\$ 950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1"	Ea	3	\$ 400.00	\$ 1,200.00
Double Water Service w/Box & Cover	Ea	3	\$ 1,500.00	\$ 4,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 28,050.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name: COLOUR HOMES - E MANSON LOTS (St Johns County, Florida)  
 Contractor: D ARMSTRONG CONTRACTING  
 Developer: COLOUR HOMES, LLC 450 SR 13, SAINT JOHNS, FL 32259

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
4" to 6" to 8" Wye Saddle	EA	6	\$ 3,200.00	\$ 19,200.00
4" PVC Schedule 40	EA	6	\$ 600.00	\$ 3,600.00
4" Clean-Out Assy w/Concrete Box	EA	12	\$ 1,200.00	\$ 14,400.00
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 37,200.00</b>



Exhibit "C" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 8/8/2024 3E - CLOSEOUT - WARRANTY

Project Title: E Manson Rd Lots - Non-DRC

FROM: Dennis Armstrong

Address: Contractor's Name  
9957 Moorings Drive

Suite 405  
Jacksonville, FL 32257

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

**Contractor:**

Dennis Armstrong  
Print Contractor's Name

*Dennis Armstrong*  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 8th day of August, 2024, by Dennis Armstrong as Owner for D. Armstrong Contracting, LLC.

*Kimberly W. Pagana*  
Notary Public  
My Commission Expires: 2/17/2026

Personally Known or Produced Identification  
Type of Identification Produced

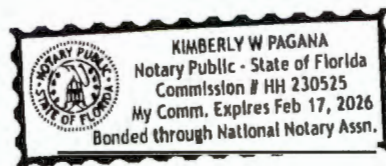




Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16

St. Augustine, Florida 32084

---

**I N T E R O F F I C E   M E M O R A N D U M**

---

**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** October 28, 2024  
**SUBJECT:** E Manson Rd Lots – Water/Sewer Services

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of E Manson Rd Lots - Sewer.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2024 Aerial Imagery

Date: 11/14/2024

East Manson Road Lots

Bill of Sale, Final Release  
of Lien and Warranty



Land Management  
Systems  
(904) 209-0798

Disclaimer:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
COLOUR HOMES LLC

### Filing Information

<b>Document Number</b>	L19000032702
<b>FEI/EIN Number</b>	84-3209967
<b>Date Filed</b>	01/31/2019
<b>Effective Date</b>	01/31/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

450 SR 13  
106-329  
St. Johns, FL 32259

Changed: 04/30/2021

### Mailing Address

450 SR 13  
106-329  
St. Johns, FL 32259

Changed: 04/30/2021

### Registered Agent Name & Address

STANCIL, JASON  
450 SR 13  
106-329  
St. Johns, FL 32259

Address Changed: 04/30/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

STANCIL, JASON K

450 SR 13  
106-329  
St. Johns, FL 32259

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	03/06/2023
2023	04/26/2023
2024	05/01/2024

**Document Images**

<a href="#">05/01/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/30/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2019 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
D. ARMSTRONG CONTRACTING, LLC

### Filing Information

**Document Number** L07000098767  
**FEI/EIN Number** 26-1147054  
**Date Filed** 09/26/2007  
**Effective Date** 10/01/2007  
**State** FL  
**Status** ACTIVE

### Principal Address

9957 Moorings Drive  
Ste. 405  
JACKSONVILLE, FL 32257

Changed: 01/08/2014

### Mailing Address

9957 Moorings Drive  
Ste. 405  
JACKSONVILLE, FL 32257

Changed: 01/07/2015

### Registered Agent Name & Address

D ARMSTRONG CONTRACTING  
9957 Moorings Drive  
Suite 405  
Jacksonville, FL 32257

Name Changed: 01/14/2021

Address Changed: 01/14/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

ARMSTRONG, DENNIS  
9957 Moorings Drive  
Ste. 405  
JACKSONVILLE, FL 32257

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	01/31/2022
2023	02/01/2023
2024	01/05/2024

**Document Images**

<a href="#">01/05/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/26/2007 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>